

153.0

0005

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

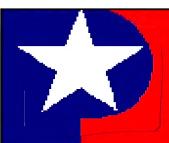
918,000 / 918,000

USE VALUE:

918,000 / 918,000

ASSESSED:

918,000 / 918,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
27		CHESTER ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: VARGHESE ROBIN	
Owner 2: FRYER CHRISTY	
Owner 3:	

Street 1: 27 CHESTER ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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## PREVIOUS OWNER

Owner 1: KOUNELAS ANTHONY+VERONICA -	
Owner 2: -	

Street 1: 27 CHESTER ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	
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## NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Vinyl Exterior and 1874 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct		
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value		Entered Lot Size				Total Land:		Land Unit Type:	
101	5000.000	462,000			456,000		918,000									
Total Card	0.115	462,000			456,000		918,000									
Total Parcel	0.115	462,000			456,000		918,000									
Source:	Market Adj Cost		Total Value per SQ unit /Card:		489.95		/Parcel: 489.95									

**PREVIOUS ASSESSMENT** **Parcel ID** 153.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	462,000	0	5,000.	456,000	918,000		Year end	12/23/2021
2021	101	FV	448,400	0	5,000.	456,000	904,400		Year End Roll	12/10/2020
2020	101	FV	448,400	0	5,000.	456,000	904,400		Year End Roll	12/18/2019
2019	101	FV	339,500	0	5,000.	427,500	767,000	767,000	Year End Roll	1/3/2019
2018	101	FV	334,900	0	5,000.	353,400	688,300	688,300	Year End Roll	12/20/2017
2017	101	FV	334,900	0	5,000.	324,900	659,800	659,800	Year End Roll	1/3/2017
2016	101	FV	334,900	0	5,000.	296,400	631,300	631,300	Year End	1/4/2016
2015	101	FV	326,900	0	5,000.	290,700	617,600	617,600	Year End Roll	12/11/2014

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor										Sale Code	Sale Price	V	Tst	Verif	Notes		
KOUNELAS ANTHON										48778-315	1/3/2007						
										12976-67	5/13/1976						
												No	No	N			

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
5/18/2017	585	Re-Roof	6,855	C						7/27/2018	MEAS&NOTICE	HS	Hanne S				
9/26/2011	1181	Manual	4,000							1/8/2013	OWNR INFO	MM	Mary M				
10/16/2008	1303	Addition	12,000	C		G10	GR FY10	install solar syst		5/1/2012	Info Fm Prmt	MM	Mary M				
1/31/2007	64	New Wind	9,000	C						6/18/2009	Info Fm Prmt	BR	B Rossignol				
1/24/2007	51	New Wind	7,000	C						1/12/2009	Meas/Inspect	372	PATRIOT				
8/11/2005	685	Wood Dec	10,000							12/3/2008	MLS	MM	Mary M				
9/18/2003	798	Manual	9,000	C						5/24/2007	MLS	HC	Helen Chinal				
4/3/1995	151	Manual	5,710							1/15/2000	Inspected	197	PATRIOT				
										12/16/1999	Mailer Sent						

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

